

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To
Melissa Gunnells
1796 Murray Hill Rd
Vestavia, AL 35216

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Six Thousand and No/100 Dollars (\$6,000.00)** and other good and valuable consideration, this day in hand paid to the undersigned **Mary Sue Harris as Trustee of the Mary Sue Harris Irrevocable Trust dated April 11, 2023** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Melissa Gunnells** (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Commence at the SE Corner of the SW 1/4 of the SW 1/4 of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama, said point also being the SE Corner of Lot 1 of Harris Estates, as recorded in Map Book 33, page 21, in the Office of the Judge of Probate of Shelby County, Alabama; thence North 00°09'38" West a distance of 596.42 feet to the POINT OF BEGINNING; thence continue North 00°09'38" West a distance of 129.83 feet; thence North 50°32'12" West a distance of 388.91 feet to the Easterly R.O.W. line of Mimosa Road, to a curve to the right, having a radius of 1472.40 feet, subtended by a chord bearing South 32°42'56" West, and a chord distance of 100.70 feet; thence along the arc of said curve and along said R.O.W. line for a distance of 100.72 feet; thence South 50°32'12" East and leaving said R.O.W. line a distance of 459.87 feet to the POINT OF BEGINNING.

Said Parcel containing a 100.00 foot Alabama Power Company R.O.W., per above said Map Book 33, page 21 of Harris Estates.

NOTE: This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

Subject To:

- 1) Ad valorem taxes for 2023 and subsequent years not yet due and payable until October 1, 2023.
- 2) Existing covenants and restrictions, easements, building lines and limitations of record.
- 3) Right of Way granted to Alabama Power Company as recorded in Real 220, page 502; Deed Volume 82, page 328; Deed Volume 114, page 82 and Deed 103, page 463 in the Probate Office of Shelby County, Alabama.
- 4) Release of Damages as recorded in Volume 77, page 171 in the Probate Office of Shelby County, Alabama.
- 5) Right of Way to Shelby County, recorded in Deed Volume 260, pages 781 and 783, in the Probate Office of Shelby County, Alabama.
- 6) Driveway Agreement recorded in Instrument 1996-30173, in the Probate Office of Shelby County, Alabama.



20230717000211760 2/3 \$34.00
Shelby Cnty Judge of Probate, AL
07/17/2023 10:06:13 AM FILED/CERT

7) 100' Alabama Power Company Right of Way per Map Book 33, Page 21 per the survey of Rodney Shiflett Surveying.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey the said Real Estate; and that GRANTORS will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 7th day of July, 2023.

Mary Sue Harris, Trustee of the
Mary Sue Harris Irrevocable
Trust dated April 11, 2023

Mary Sue Harris
By: Mary Sue Harris
Its: Trustee

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Mary Sue Harris, Trustee of the Mary Sue Harris Irrevocable Trust dated April 11, 2023, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she, as such Trustee, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of July, 2023.

Tara McGhee
NOTARY PUBLIC
My Commission Expires: 2/21/2023
ALABAMA STATE AT LARGE

(must affix seal)

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mary Sue Harris, Trustee of the Mary
Sue Harris Irrevocable Trust dated
April 11, 2023

Grantee's Name Melissa Gunnells

Mailing Address 160 Mimosa Road
Leeds, AL 35094

Mailing Address 1796 Murray Hill Rd
Vestavia, AL 35216

Property Address Alabama Power Co ROW
Leeds, AL 35094

Date of Sale July 7, 2023

Total Purchase Price \$ 6,000.00

or

Actual Value \$

or

Assessor's Market Value \$



20230717000211760 3/3 \$34.00
Shelby Cnty Judge of Probate, AL
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The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal/ Assessor's Appraised Value
☐ Other – property tax redemption

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Mary Sue Harris, Trustee of the Mary Sue Harris
Irrevocable Trust dated April 11, 2023

Date _____

Print _____

Unattested

(verified by)

Sign

Mary Sue Harris
(Grantor/Grantee/Owner/Agent) circle one